



PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		BAKER FARM, LINCOLN

OWNERSHIP

Owner 1:	LONGNECKER TR LUCIA D ROSSONI
Owner 2:	LONGNECKER TR THOMAS ROSSONI
Owner 3:	L LONGNECKER TRST/T LONGNEC TR
Street 1:	22 BAKER FARM
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-3005 Type:

PREVIOUS OWNER

Owner 1:	LONGNECKER - LUCIA D ROSSONI
Owner 2:	LONGNECKER - THOMAS ROSSONI
Street 1:	22 BAKER FARM
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3005

NARRATIVE DESCRIPTION

This Parcel contains 1.833 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		79835		SQUARE FE	PRIME SITE		0	9.6	1.001	R5									767,525						767,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	384,400	500	1.833	767,500	1,152,400
Total Card	384,400	500	1.833	767,500	1,152,400
Total Parcel	384,400	500	1.833	767,500	1,152,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		467.69	/Parcel: 467.69

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/01/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	372,400	500	1.833	799,500	1,172,400	1,172,400	Year End Roll	10/15/2020
2020	101	FV	366,200	500	1.833	799,500	1,166,200	1,166,200	Year End Roll	9/26/2019
2019	101	FV	360,200	500	1.833	796,300	1,157,000	1,157,000	Create Final value 2019	6/4/2019
2018	101	FV	360,200	500	1.833	796,300	1,157,000	1,157,000	Year End Roll	9/28/2017
2017	101	FV	354,000	500	1.833	796,300	1,150,800	1,150,800	Year End Roll	9/29/2016
2016	101	FV	350,900	500	1.833	744,300	1,095,700	1,095,700	Year End Roll	1/14/2016
2015	101	FV	341,600	500	1.833	689,200	1,031,300	1,031,300	Year End	10/2/2014
2014	101	FV	304,000	0	1.833	679,600	983,600	983,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LONGNECKER,LUCI	70914-221		4/25/2018	CONVENIENC		1	No	No		
LONGNECKER LUCI	29108-127		9/8/1998	CONVENIENC		1	Yes	No		
ROSSONI PETER P	28368-576		3/30/1998	CONVENIENC		1	Yes	No		
ROSSONI PAOLA	19920-40		7/3/1989	FAMILY			No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/20/2007	3656	MANUAL	20,000	C	6/12/2007			install hot water
8/20/1998	1499	MANUAL		C	5/29/1999			woodstove
5/6/1998	1407	NEW HOME	192,000	C	7/1/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2013	MEAS+INSPCTD	25	D ERSKINE
6/12/2007	MEAS/EXT INS	100	
5/25/2007	MEAS/EXT INS	616	D MANZELLO
5/29/1999	MEAS+INSPCTD	602	
6/25/1998	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

